## Commonwealth of Massachusetts



Executive Office of Environmental Affairs 

MEPA Office

## **Environmental Notification Form**

	Office Use Only
Executive Office	e of Environmental Affairs
EOEA No.: MEPA Analys	WE CAMADAY
Phone: 617-626-	1035

The information requested on this form must be completed to begin MEPA Review in accordance with the provisions of the Massachusetts Environmental Policy Act, 301 CMR 11.00.

Project Name: The Reserve at Ash	worth Lill				
Street: Ashworth Drive from Oxford	Blaker St				
Municipality: Oxford/Auburn		Watershed: French River and Blackstone			
Universal Transcense Managers	<u> </u>	River Watersheds			
Universal Tranverse Mercator Coord 19 261707 E 46 73225 N	dinates:	Latitude: 71 <sup>0</sup> 53' 07" W			
	/	Longitude: 42 <sup>0</sup> 10' 37" N			
Estimated commencement date: Summer '04		Estimated completion date: Fall '08			
Approximate cost: \$10 million		Status of project	ct design:	25 %comple	
Proponent: Old Oxford Realty Partn	ers, LLP				
Street: 64 Washington Street					
Municipality: Acton		State: MA	Zip Code: 01720		
Name of Contact Person From Who	m Copies	of this ENF Ma	y Be Obtaine	ed:	
Doug Vigneau					
Firm/Agency: BSC Group, Inc.		Street: 33 Wald	Street: 33 Waldo Street		
Municipality: Worcester		State: MA	Zip Code: 01608		
Phone: 508-792-4500	Fax: 508	3-792-4509	E-mail:		
			dvigneau@	bscgroup.com	
Door this music at way 1					
Does this project meet or exceed a mar	ndatory EIF	R threshold (see 301	1 CMR 11.03)?		
Has this project been filed with MEPA before?		res		□No	
projection med man met 77 b	es (EOEA No	١	⊠No		
Has any project on this site been filed with MEPA		before?	/		
		es (EOEA No.	)	⊠No	
Is this an Expanded ENF (see 301 CMR 11.0	05(7)) reque	estina:		<u></u>	
a Single EIR? (see 301 CMR 11.06(8))		. TYes		⊠No	
a Special Review Procedure? (see 301Cl	MR 11.09)	∫Yes		⊠No	
a Waiver of mandatory EIR? (see 301 CM	1R 11.11)	☐Yes		⊠No	
a Phase I Waiver? (see 301 CMR 11.11)		□Yes		⊠No	
Identify any financial assistance or land transfer from an agency of the Commonwealth, including the agency name and the amount of funding or land area (in acres): The project will not require a land transfer or seek funding from an Agency of the Commonwealth.					
Are you requesting coordinated review with any other federal, state, regional, or local agency?  ☐ Yes(Specify MA DEP ) ☐ No					

List Local or Federal Permits and Approvals: Subdivision and Site Plan Reviews in Auburn and Oxford; NPDES Construction Permit

and -11 03 (1)(a)182 - Waste	JNoid(s) does t	he project m	eet or excee	/d (see 301 CMR 11.03):	
Land -11.03 (1)(a)1&2 – Waste ⊠ Land	ewater – (5)(b):	)3.c.	•	·	
☐ Water	☐ Rare Spec		, Wetlands, v	Waterways, & Tidelands	
☐ Energy	Wastewate	ar H	Transportat	tion	
ACEC	Regulation	<u></u> H	Solid & Haz	zardous Waste	
	□ I togulatio,,	,S L,	Historical & Resources	& Archaeological	
Summary of Project Size	Existing	Change	Total		
& Environmental Impacts		Ullaligo	lotai	State Permits &	
	LAND			Approvals	
				Order of Conditions	
Total site acreage	226.0			<ul><li>Superseding Order of Conditions</li></ul>	
New acres of land altered		130.0 <u>+</u>		Conditions  Chapter 91 License	
Acres of impervious area	0	40 <u>+</u>	40 <u>+</u>		
Square feet of new bordering vegetated wetlands alteration		<5,000		Certification  MHD or MDC Access Permit	
Square feet of new other wetland alteration		n/a		☐ Water Management Act Permit	
Acres of new non-water dependent use of tidelands or waterways		n/a		<ul><li>New Source Approva</li><li>(Potentially)</li><li>☑ DEP or MWRA</li></ul>	
STR	UCTURES			Sewer Connection/ Extension Permit	
Gross square footage	0	700,000 <u>+</u>	700,000 <u>+</u>	☐ Other Permits (including Legislative	
Number of housing units	0	300 units in 76 bldgs. and 33 homes	333 units*	Approvals) - Specify:	
Maximum height (in feet)	0	25	25	I	
	PORTATION			I	
Vehicle trips per day	0	2,030	2,030**	I	
Parking spaces	0	699 (2/unit)	699***	ı	
	VASTEWATER	R		ı	
Gallons/day (GPD) of water use	0	80,520	80,520****		
GPD water withdrawal	0	80,520	80,520****		
GPD wastewater generation/ treatment	0	80,520	80,520		
Length of water/sewer mains (in miles)	0	2.75 on site	2.75 on-site		
200 tourshouse at 0 000 - (1 14 th 17		<del></del>			

<sup>\* 300</sup> townhouses at 2,000 sf/unit; \*\* ITE Codes 210 and 230;\*\*\* Not at a Single Location;\*\*\*\* Based on Title 5;

patural resources to any purpose and involve the conversion of public parkland or other Article	97 public
Hattiral resources to arry purpose not in accordance with Δrticle 072	ar public
□Yes (Specify) \ \No	
Will it involve the release of any conservation restriction, preservation restriction, agricultural preservation or watershed preservation restriction.	
restriction, or watershed preservation restriction?	rvation
DVac (One off)	
☐ res (Specify) ⊠No	
DARE CREATED IN THE STATE OF TH	
RARE SPECIES: Does the project site include Estimated Habitat of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, or Exemplant Natural Countries of Rare Species, Vernal Pools, P. Sites of Rare Species, Or Exemplant Natural Countries of Rare Species of Rare	riority
onco of real opecies, of exemplary Natural Communities?	•
☐Yes (Specify) ⊠No	
HISTORICAL /APCHAEOLOGICAL DESCUIDADO DE MINISTORIO DE MIN	
HISTORICAL /ARCHAEOLOGICAL RESOURCES: Does the project site include any structure, site	∍ or distric
listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of Commonwealth?	of the
☐Yes (Specify) ☐No	
If yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?	
☐Yes (Specify) ⊠No	
AREAS OF CRITICAL ENVIRONMENTAL CONCERN: Is the project in or adjacent to an Area of Cenvironmental Concern?	ritical
Environmental Concentry	
□Yes (Specify) ⊠No	
DDA IEAT DECOMPTO.	
PROJECT DESCRIPTION: The project description should include (a) a description of the project site.	he
project site, (b) a description of both on-site and off-site alternatives and the impacts assigned	aciatad
with each alternative, and (c) potential on-site and off-site mitigation measures for each al	ternative
(You may attach one additional page, if necessary.)	terriau <b>ve</b>

The project site consists of a total of 226 acres of which approximately 71.8 acres are located within the Town of Auburn and 154.2 acres are located in the Town of Oxford, Massachusetts. The total project site consists of 194.5 acres of upland with 57.2 upland acres in Auburn and 137.4 upland acres in Oxford of which approximately 40 acres are open field and the remainder is forested upland. There are a total of 31.5 acres of wetland with 14.6 acres in Auburn and 16.8 acres in Oxford. In Oxford, the upland areas consist of an existing house, barn and agricultural fields (off Ashworth Drive) and upland forest. The upland plant species throughout the site are consistent with a typical southern New England disturbed forest with red and white oak, black birch and cherry, eastern white pine, white ash and big-tooth aspen, American basswood and beech, shag-bark hickory, red and sugar maple and sassafras dominant in the tree and sapling layer. Wetland resource areas have been delineated throughout the site and ANORADs will be filed shortly with the Auburn and Oxford Conservation Commissions.

The project consists of the construction of 300 townhouses in 76 buildings (two to five townhouses per building) on 137.4 upland acres in Oxford. In compliance with Oxford Zoning, the townhouse development is allowed by right. Each townhouse will have a footprint of 2,000 sf and will include a 2-car garage. The development will include two tennis courts, a swimming pool, pool house and clubhouse and small maintenance shed. The entire development will be fully landscaped and include up to six park areas of varying sizes. A 50-foot wide vegetated buffer will be preserved around the entire perimeter of the site in Oxford. Access to the site is proposed from Ashworth Drive, just south of the MassPike overpass. The clustering of the townhouses (15-5 unit townhouses; 44-4 unit townhouses; 15-3 unit townhouse and 2-2 unit townhouses) serves to preserve open space on small lot areas with 30 percent lot coverage.

In Auburn 33, four-bedroom homes with 3-car detached garages are proposed on 60,000 sf (minimum) lots. The project will likely be accessed from Route 12 to Tinker Hill Road to Blaker Street. The homes will be situated in close proximity to the street to preserve large backyard areas in their presently wooded state. Tree clearing will be minimized resulting in large tracks of contiguous woodland surrounding large areas of wetland. In Auburn, more than one-half of the 71.8 acres will be preserved and remain in its present woodland/wetland state. The project will be in compliance with the Town of Auburn's zoning and subdivision bylaws.

On site mitigation will consists largely of the preservation of significant tracts of land and there will be minimal (<5,000 sf) alteration to wetland resources for two roadway crossings. Stormwater management facilities will be designed to meet or exceed DEP's stormwater management policy guidelines. Wastewater is proposed to be collected by a new sewer system and treated at the Oxford-Rochdale Sewer District's WWTF. Water is to be provided by Aquarion of Oxford or by on-site wells. Off-site mitigation is likely to involve improvements to local access roads including, Blaker Street in Auburn and Ashworth Drive in Oxford.

## **LAND SECTION** – all proponents must fill out this section

I.	Thresholds / Permits  A. Does the project meet or exceed any review thresholds related to land (see 301 CMR 11.03(1)  X Yes No; if yes, specify each threshold:						
II.	Impacts and Permits  A. Describe, in acres, the current and proposed character of the project site, as follows: (estimated)						
	Footprint of buildings         Existing 0         Change 16.7         Total 16.7           Roadways, parking, and other paved areas 0         23.5         23.5           Other altered areas (field/lawn/landscaping)         40.0         90.0         130.0           Undeveloped areas         226.0         138.9         90.0						
	B. Has any part of the project site been in active agricultural use in the last three years?  X Yes No; if yes, how many acres of land in agricultural use (with agricultural soils) will be converted to nonagricultural use? There are no Prime Agricultural Soils on the site. Site soils consists of Ridgebury (71A); Chatfield-Hollis (102C); Montauck (300B); Scituate (317B); 422B Canton (Soils Map attached). The soils in the area of the 40 acre open field are Montauck — fine sandy loam.						
	C. Is any part of the project site currently or proposed to be in active forestry use?  Yes X_No; if yes, please describe current and proposed forestry activities and indicate whether any part of the site is the subject of a DEM-approved forest management plan:						
	D. Does any part of the project involve conversion of land held for natural resources purposes in accordance with Article 97 of the Amendments to the Constitution of the Commonwealth to any purpose not in accordance with Article 97? Yes _X_ No; if yes, describe:						
	E. Is any part of the project site currently subject to a conservation restriction, preservation restriction, agricultural preservation restriction or watershed preservation restriction? Yes _X_ No; if yes, does the project involve the release or modification of such restriction? Yes _X_ No; if yes, describe:						
	F. Does the project require approval of a new urban redevelopment project or a fundamental change in an existing urban redevelopment project under M.G.L.c.121A? Yes _X_ No; if yes, describe:						
	G. Does the project require approval of a new urban renewal plan or a major modification of an						